

ATTACHMENT H
PUBLIC COMMENTS

8/28/06

Ms. Amanda Tainio, Associate Planner
City of Liberty Lake
Planning & Community Development Department
22710 E. Country Vista Blvd.
Liberty Lake, WA. 99019



RE: Proposal File P-06-0001
Liberty Lake View Estates
Preliminary 24 lot Residential sub-division

Dear Ms. Tainio:

As a ten year resident of this community, I have witnessed the well planned, slow growth, open space concept of this vibrant city. This slow growth is essential to maintain the safe, family oriented atmosphere that makes this city such a wonderful place to live.

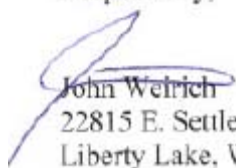
The Legacy Ridge development has forever changed the panoramic views we once enjoyed. The 6am to 7pm seven day a week construction activity, dinner hour rock blasting, falling rock and damage to Liberty Lake Drive, dust, construction debris and constant noise, all will be duplicated with the approval of the Liberty Lake View Estates project.

The Liberty Lake View Estates project is not suited for the steep rocky terrain, will increase traffic and congestion on Liberty Lake Drive, ruin the tree lined open space that is an essential wildlife corridor, create a construction hazard for years, and be detrimental to all of us in The Gardens, Liberty Lake Estates and Liberty Lake Heights communities.

I urge the Planning and Community Development Department to oppose this development in the best interest of the City of Liberty Lake, and the citizens it will severely impact.

Please notify me via US Mail times and dates of future public hearings on this matter.

Respectfully,


John Weirich
22815 E. Settler
Liberty Lake, WA.

August 28, 2006

Ms. Amanda Tainio, Associate Planner
City of Liberty Lake
Planning & Community Development Department
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019



Re: Proposal File #P-06-0001
Liberty Lake View Estates
Preliminary 24 lot single family residence subdivision
West of Liberty Lake Road & Settler Drive
Owner – Rudeen Development LLC

Dear Ms. Tainio:

We own and have lived at our residence at 215 N. Kelsea Ct in the Garden's 1st addition, Block 5, Lot 5 for the past eleven years. We will be directly impacted by the construction and blasting for the new road and utilities to service this new subdivision, but more importantly, we will lose the natural beauty of the rest of the west hill that has drawn so many of us to locate in Liberty Lake in the first place. Contrary to the developers of Legacy Ridge to have patience and the North portion of the hill will be more beautiful than before, we see no evidence of that happening after a year as the natural beauty of that part of the hill is gone forever.

We are one of several neighbors who have had to endure the early morning noise and constant dust from the Legacy Ridge development as well as damage to our double paned windows from the previous blasting that has caused the seals to leak and reduce the effectiveness of the windows.

We also question the feasibility of developing such a steep area due to erosion and stability of the fill in dirt on that steep of a hillside. Also we are concerned about the amount of blasted rock that may fall onto Liberty Lake Drive as that was a problem in the Legacy Ridge blasting that wasn't anywhere near the steepness that is on this part of the hill.

Lastly, we are opposed to the development because we believe it will reduce the sales value of our residence in the future if we decide to retire elsewhere and want to sell our residence.

We respectfully request this proposed development not be allowed.

Yours very truly,

Harry E. Whang
Jeanette Whang

LIBERTY LAKE ESTATES HOMEOWNERS ASSOCIATION (LLEHOA)

22845 East Clearwater Lane
Liberty Lake, Washington 99019

Amanda Tainio
Associate Planner
The City of Liberty Lake
Planning and Community Development Department
22710 East Country Vista Boulevard
Liberty Lake, Washington 99019



Dear Ms. Tainio

Re: Proposal File #: P-06-0001, Liberty Lake View Estates, a 24 lot single family residential subdivision located in Liberty Lake, Washington.

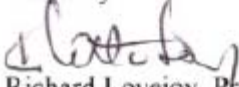
The members of the Liberty Lake Estates Homeowners Association, owners and occupants of the Liberty Lake Estates Condominiums, a planned unit development located adjacent to the proposed subdivision have reviewed the preliminary Plat map, SEPA checklist and Geotechnical report and have the following questions and concerns:

1. The plat map shows the proposed Liberty View Lane as the only access road for ingress and egress for emergency vehicles. Also, the turning radius and grade at road intersections seem unsuited for large vehicles such as fire equipment or a school bus.
2. Will Liberty View Lane be designated as a school bus route or will the children be required to meet the bus at the bottom of the hill at the intersection of Liberty View lane and Liberty Lake Drive? Liberty Lake Drive is narrow in this area with very limited shoulder space for students to occupy while waiting for the school bus.
3. A considerable amount of native vegetation is to be removed. How will this affect topsoil retention, flood control and hillside stability?
4. There appears to be a tremendous amount of bedrock to blast and remove from the sight, especially at the southern end of the project in order to provide for access roadways, utility easements and building pads. What steps will be taken in order to assure the residents of nearby structures that any and all damage to their property will be repaired to their satisfaction at no cost to them? What guarantee will the adjacent homeowners be given?
5. Is the existing 100-year flood zone located just to the north of Liberty Lake Estates also classified as a wetland? If so, lots 21 and 22 do not appear to have the required 200-foot setback from the flood area.

6. Is there not also a seasonal stream located at the Northern end of the proposed subdivision which would require that the 200 foot setback from any surface water be applicable when constructing Liberty View Lane or the proposed dry well field?
7. Also in this area, identified as area TB10, the Geotechnical Report indicates that sub-surface water is to be found at a depth of 22 feet bgs. The proposal indicates that the contractor must cut and fill this area to a depth of 35 feet bgs in order to meet the gradient requirements for Liberty View Lane. How will this invasion effect our aquifer?
8. In the SEPA checklist, the developer mentions a public sewer system to serve approximately 24 single-family units. If this is to be a new plant, independent of the existing Liberty Lake Sewer District, where will it be located?
9. The proposal indicates that dry wells are to be installed in order to control storm water runoff and to prevent flooding. The area to the North designated for this purpose appears to be quite rocky and unsuited for this purpose. The area designated to the south is adjacent to the end of Clearwater Lane in the Liberty Lake Estates PUD and includes a "detention" pond. What is to be the size and nature of this pond? How constructed? What steps will be taken to mitigate any potential insect problem or noxious odor emanating from stagnant water that may accumulate in the pond?
10. The SEPA checklist indicates that the developer has no plan for further development yet all of the roads in the proposed plat terminate as if to be extended at some point in time rather than as cul-du-sacs, why?
11. No access is shown for lots 1,2,3,10,11,12,13,14,15&24. How will future access roads affect plans in place for storm drains, etc.?
12. In layman's terms, what is the net gain (or loss), between the current and the proposed storm water absorption capability after the project is complete?
13. How will the storm runoff be channeled from the southern half of the project, which is primarily bedrock with little absorption capability to the northern end of the project and the proposed dry well fields?

The members of the Liberty Lake Estates Homeowners Association appreciate this opportunity to participate in the planning and zoning process for Liberty Lake. Even though we are not part of the city, we are affected by nearly every decision that is made at City Hall and we appreciate this opportunity to be heard.

Sincerely



Richard Lovejoy, President
Liberty Lake Estates Homeowners Association

August 31, 2006

City of Liberty Lake
Amanda Tainio, Associate Planner
Planning & Community Development Department
22710 E. Country Vista Blvd.
Liberty Lake WA 99019



To Whom It May Concern:

As residents of Liberty Lake, living near Liberty Lake Road and using it on a daily basis, we feel it's necessary to voice our concerns with the proposed Liberty Lake View Estates.

1. At this time the speed limit on Liberty Lake Road is 35 mph, which usually means vehicles are traveling at 40-45 mph. Vehicles entering or leaving the proposed addition will significantly interfere with the flow of traffic, even with the addition of turn lanes. We are very concerned with the safety issue. Even "just 250 trips a day", which may not be enough to warrant traffic lights, will further congest a road which is already being heavily used. We have lived here for three years and the traffic is double that of when we arrived.
2. When does the amount of traffic and the noise pollution associated with it become serious enough to take notice? Because Liberty Lake Road is situated against a hill, the residual noise from the road travels east to the rest of the city. "Just 250 trips a day" added to the already far-too-many cars using the road, will multiply the noise exponentially.
3. There are many of us that experienced damage to our homes and surrounding property due to blasting when preparing the area for Legacy Ridge. Your proposal is for an area that's solid rock and much, much closer to our homes. What damage, (to say nothing of the unending noise pollution from the excavation), can we shudder to imagine from the blasting at almost road level? Some of us are on floodplains...what will the blasting and the changing of the layout of the land do to our property?

There are so many places to build in the Liberty Lake area that won't impact an already overused road and possibly even risk lives...

that won't necessitate blasting or the raping of a beautiful hillside....

that won't encapsulate noise to the extent that it sounds like a metropolitan area...

and that won't affect so much, an already established neighborhood.

And please don't respond by saying it's only "24 homes and just 250 trips a day"...both will have a significant impact on this whole area and are not worth the extreme preparation, the destruction, the noise, and the disruption to the city.

We look forward to the opportunity to voice our opinions at the public hearing.

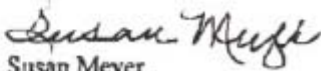
Respectfully,



Chris Ouellette
22805 E. Settler Drive



Bob Ouellette
22805 E. Settler Drive



Susan Meyer
22801 E. Settler Drive

August 30, 2006



Planning & Community Development Department
Attn: Amanda Gairis
Liberty Lake, Washington

Dear Amanda,

Since speaking with you earlier today I have been unable to bring up my computer. So I'm just putting down on paper what we spoke about.

This is in reference to the "Notice of Application" we received dealing with the proposal for Liberty Lake View Estates. As I stated we have been gone & just returned and began going through our mail & found this. Today is the deadline to send in a letter. Lawrence I did want to touch bases with you.

Our main concern with this proposal is the fact that when Legacy Ridge was being built because of the drilling and dynamiting of rock we (along with our neighbors) realized that the seals in our large windows along the back of our home broke and we now put up the condensation & moisture during most

of the year. As we look at this hill across from our home, it has so much more rock in it than up above. We are afraid that when they begin drilling and dynamiting our homes are once again going to suffer more damage. We would appreciate knowing just what Rudeen Development intends to do concerning this problem.

We are also concerned with the added number of cars on Liberty Lake Drive. Are there plans for this road to be widened?

We look forward to the future public hearing on this project so these items can be discussed.

Thank you for your time.

Sincerely,

Janet Kirdy

22804 E. Suttle Drive

509-255-1113

Cocchiarella

From: Sam Kinard [samkinard@ccser.com]
Sent: Wednesday, September 13, 2006 2:11 PM
To: 'Beth'
Subject: Liberty Lake View Estates objection

Dear Mr. Doug Smith,

The pending proposal by Mr. Rudeen to develop and build the Liberty Lake View Estates is one that urgently requires reconsideration. This new development, combined with the current construction on Legacy Ridge, threatens to disrupt the delicate balance of land uses that ensures the uniqueness of the greater Liberty Lake community. The healthy and resilient if somewhat fragmentary ecosystems that lie between the already existing houses lend this area a highly enviable sense of intimacy to nature. This, combined with the ready availability and proximity of services and recreation, has fueled the recent growth in the region. However, in order to continue to assure that the area *remains* desirable to current and future residents, it is imperative that we act to preserve and integrate these natural open spaces into long-term growth plans. Simple park-style green spaces, though purposeful, do not fulfill the same ecological and aesthetic functions that natural Northwest fauna offer.

This new development proposal represents a short-sighted view of resource and land management and should be rejected for just that reason. The exceedingly steep nature of the slope poses great challenges to erosion management should the land be developed, as construction will certainly require the mass eradication of the trees and shrubs that currently maintain the hillside's integrity. Their replacement by retaining walls and grass yards, which tend to be over-fertilized and over-watered with such proximity to a lake drainage / aquifer recharge canal, would surely be inimical to the long term water-quality management goals of the region.

The failure to disapprove this new development would also exacerbate the already grave concerns of traffic on Liberty Lake Road. This accident prone artery to and from the southern edge of Liberty Lake has already seen its speed limit lowered in recent years by concerned officials. Adding more road traffic may increase the frequency of accidents as well as traffic now that the speed limit has been lowered. Furthermore, the problems of increased road wear and erosion of the driving surface from the new development would not likely be addressed.

These practical concerns, coupled with the very real though somewhat intangible sense of natural beauty that the undeveloped state of the land confers on the area, strongly indicate that this proposal must be rejected. Liberty Lake is a one-of-a-kind community, but short-sighted land use and overdevelopment of regions that would better be slated as natural areas may eliminate its claims to uniqueness. Many American suburban areas suffer from the same obesity that plagues its inhabitants – the hungry development results in bloated communities that simply bleed into one another with little or no distinction. To maintain the beauty of Liberty Lake for the benefit of residences in other, more easily accessible and manageable development areas that offer fewer complications from development, it is necessary to reject poor project proposals. The Liberty Lake View Estates proposal is just such a proposal. Its rejection will much more adequately serve the long-term interests of current and

09/13/2006

future residents in the area than its acceptance, simply because there are so many considerations to developing land in a growing community that emphasizes its unique closeness to nature.

Sam & Sharon Kinard

09/13/2006

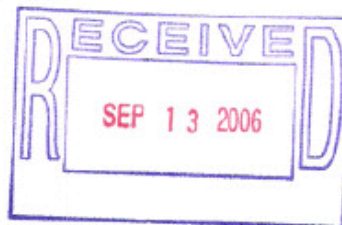
Cindy Smith

From: City of Liberty Lake [libertylake@swhosting.net]
Sent: Wednesday, September 13, 2006 12:13 PM
To: libertylake@swhosting.net
Subject: Website Contact Form

Name: P.Z. Pearce
E-Mail: pzpearce@hotmail.com
Phone:
Address:
City:
State:
Zip:
Preferred Contact Method: E-Mail
Preferred Contact Time: Any Time

These comments are for Doug Smith. I just wanted to go on record stating that I am opposed to the Rudeen development on the West side of Liberty Lake road. Not only will it aesthetically ruin the 'green space', and possibly affect run-off from the over-developed hillside, but the traffic issues will be a night-mare. The proposed road goes through an already very congested intersection. Thanks for your time...

P.Z. Pearce



09/13/2006

Doug Smith

From: John Black [j2black@juno.com]
Sent: Wednesday, September 13, 2006 10:41 AM
To: dsmith@libertylakewa.gov
Subject: Rudeen Development

Mr. Smith:

I wish to protest any approval sought for the proposed Rudeen Development. First of all, Liberty Lake Road is already overburdened. This became obvious after the City reduced the speed limit to 35 MPH. About a week or so ago, a traffic accident occurred on the road blocking access to all of us who reside south of Sprague (Wicomico and beyond to the south). Our son was at a Boy Scout meeting in Otis Orchards that night and could not get home due to the accident. We finally had to have someone drive him to the north side of the accident so we could walk him through the police barricades. Hence, our present access to our homes in the Wicomico area is already limited to one two lane road that can be easily blocked in the event of an accident.

The Urban Growth Area took a great deal of time and effort to complete. There is presently ample land available within the City of Liberty Lake boundaries to accommodate anticipated growth. The proposed development would occur on steep land, increase the likelihood for erosion, and destroy the few remaining Syringa bushes left in that area. Drive north on Argonne north of Trent someday and look at the eyesore that has been created by zealous developers. Let's try to keep our neighborhood from becoming an eyesore.

Thank you,

John & Judy Black



Doug Smith

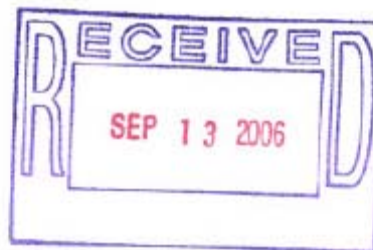
From: jeff_ellingson@agilent.com
Sent: Wednesday, September 13, 2006 9:58 AM
To: dsmith@libertylakewa.gov
Subject: Development west of Liberty Lake Rd (Rudeen Development)

Hello,

I wanted to record my displeasure with the proposal to drop a road down from the ridge west of Liberty Lake Road. I think this is unnecessary and will significantly reduce the ease of moving from the Lake area to the center of town. Additionally, I believe that in the winter, the pitch of the road and the fact that it will be shaded for half the day (due to the ridge to the west) as it approaches Liberty Lake Road will make it frequently unsafe.

Thank you for listening.

Sincerely,
Jeff Ellingson
22922 E 8th Ave
Liberty Lake, WA 99019



Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Friday, September 22, 2006 9:45 AM
To: Amanda Tainio
Subject: FW: Rudeen project

-----Original Message-----

From: Cocchiarella [mailto:rbcocchiarella@msn.com]
Sent: Friday, September 01, 2006 9:59 AM
To: dsmith@libertylakewa.gov
Subject: Rudeen project

There is a sign which it is impossible to read on the side of Liberty Lake Road and I hear it is about development of the Rudeen property- I believe that corridor is on the city map as a green space area- the traffic on this road is ever increasing and an approach to the road from a steep hillside would be extremely dangerous especially during winter driving conditions- that is why I assumed the area was a large green space corridor - I would strongly object to a steep hillside road approach to Liberty Lake Drive- a stop sign will not allow sufficient access to the proposed houses which need access- a traffic light will be needed for safety and if the expansion of the City to the south is successful this road will need to be a four lane road - Are those considerations being addressed at this time? The back up in accessing the freeway from the south is already problematic at certain times of day- are other major arterials being planned?
Beth Cocchiarella

9/22/2006

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Friday, September 22, 2006 9:45 AM
To: Amanda Tainio
Subject: FW: Rudeen Development

-----Original Message-----

From: Jami J. Ostby [mailto:Jami.Ostby@wvwd.com]
Sent: Wednesday, September 13, 2006 11:46 AM
To: dsmith@libertylakewa.gov
Subject: Rudeen Development

I am writing to let you know that I object to any more development of my back yard in Liberty Lake. I have been living in Liberty Lake for 6 years and each day experience more sadness watching our beautiful natural community being developed. I use to love watching raptors, song birds, deer, porky pine, small rodents, and other amazing wild life that inhabit our neighborhood. Now I watch them either dodging the many new cars on the road or their dead bodies on the sides of the road. Why do we need more development? Where will those students go to school? I have a child that will be in Liberty Lake elementary soon and I am considering moving him to another district because of the extremely large amount of students in one school. Please remember what makes Liberty Lake such a wonderful place to live, it's not the houses or the traffic. It's the surrounding natural areas, wildlife viewing and close community. We don't need any more houses and concrete.

Thank you

Jami Ostby Marsh

9/22/2006

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Friday, September 22, 2006 9:45 AM
To: Amanda Tainio
Subject: FW: Rudeen Development

-----Original Message-----

From: Tom Brattebo [mailto:tbratte@earthlink.net]
Sent: Wednesday, September 13, 2006 1:15 PM
To: LL planning commission
Subject: Rudeen Development

Mr. Smith:

We believe the proposed development of the "Rudeen Property" along Liberty Lake Drive is a mistake for the community. This narrow strip of land is a small remnant of open space that has always been the "welcome to Liberty Lake." Now the City wants to make it all go away. Why? Whenever we travel I-90 towards Spokane and look at Northwood, the development along Argonne Road, we fear the future for Liberty Lake. The hills devoid of nature are not what we find pleasing. A better use of the Rudeen Property might be open space, perhaps owned by the City as a park. Certainly the resident population of white tail deer, porcupines and numerous other wild creatures would favor that, even though they seem to suffer greatly crossing the road. Some hiking trails in the natural area could be a great asset. And then there's the increase of traffic on the road...It does not fit! We do not live within the bounds of the City of Liberty Lake, but we are members of the greater Community of Liberty Lake. We would hope that the City will listen to us as members of that Community, as that proposed development impacts the entire Community. Please consider this message as opposition to development of housing along Liberty Lake Drive.

Tom and Bette Brattebo
P.O. Box 57
Liberty Lake, WA 99019

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Friday, September 22, 2006 9:43 AM
To: Amanda Tainio
Subject: FW: Rudeen Property

-----Original Message-----

From: keva@monson.com [mailto:keva@monson.com]
Sent: Wednesday, September 13, 2006 3:34 PM
To: dsmith@libertylake.gov
Subject: Rudeen Property

Doug Smith, Director: I want to go on record in regard to questions I've been asking about the Rudeen property since 26 January 2006. At the time I was told the single-family zone was 250' up the hillside; a road could be built 300' beyond that; the property was within an open-space area, etc. On that day, you had no information that anything was slated for the property. Now, it seems, a lot of things have changed, even since the several phone calls you and I have exchanged in the meantime. I have additional questions besides the obvious ones about traffic, safety and stormwater run-off. The property is listed as a critical area in the Spokane County Department of Building & Planning manual. I was told the city of Liberty Lake adopted that policy with few revisions. I also see on page 420-27 C. [c] "Excavation and Grading," as amended. I've not been able to secure that document. I want to know if this allows a builder in Liberty Lake to ignore the county's Critical Areas Ordinance that speaks to preserving rock outcroppings, etc. Liberty Lake Road is a pristine drive into the lake community. If Kevin Rudeen is allowed to bulldoze his property, as Marshall Chesrown did, I have questions about that. Your reply to me then was, as bulldozing was happening around the clock at Legacy Hills, "We have no say in that. That was approved by the county." Obviously, that is not the case now. I'll appreciate the time to do some homework, and get back to you. Keva Monson, Liberty Lake

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Friday, September 22, 2006 9:41 AM
To: Amanda Tainio
Subject: FW: Rudeen Property Approval
Categories: disclaimer

-----Original Message-----

From: Scott Bernhard [mailto:scottbe@maxkune.com]
Sent: Wednesday, September 13, 2006 3:48 PM
To: dsmith@libertylakewa.gov
Subject: Rudeen Property Approval

Hello Doug:

Please consider this formal notice of my objection to approval of the Rudeen property along Liberty Lake drive for development of 24 homesites. This area should be preserved as open space and not given an Urban designation. My understanding is that it currently has a rural designation at this time. This should not be changed. I tried to stop in to see you this morning to make sure I have my facts straight concerning the designation but you were out of the office.

Please enter this into the official record opposing approval regardless of the designation. Specific reasons are traffic congestion and protection of open spaces.

Also, please officially enter me into the record as adamantly opposed to any modification of the Comprehensive Plan to include anything south of Sprague as anything other than rural designation.

In general, city wide, I believe it is time to take a breath and slow down growth in the Liberty Lake area until some fundamental growth issues are addressed. These include traffic and congestion, schools, beautification, infrastructure, open space protection, etc.

Thanks

Scott Bernhard
Liberty Lake

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This message has been scanned by F-Secure Anti-Virus for Microsoft Exchange.
For more information, connect to <http://www.f-secure.com/>

9/22/2006